19.73.080 Drainage.

A. Site design shall not change natural drainage patterns. (See Figure 18.):

+ 1. All final grading and drainage shall comply with Appendix Chapter 33, “Excavation and Grading” of the Uniform Building Code (1994 edition and as amended from time to time) and “Best Management Practices” (1977) as set forth in the Salt Lake County Erosion-Sediment Control Handbook (1981 and as amended from time to time).

+ 2. To the maximum extent feasible, development shall preserve the natural surface drainage pattern unique to each site as a result of topography and vegetation. Grading shall ensure that drainage flows away from all structures, especially structures that are cut into hillsides. Natural drainage patterns may be modified on site only if the applicant shows that there will be no significant adverse environmental impacts on site or on adjacent properties. If natural drainage patterns are modified, appropriate stabilization techniques shall be employed.

Figure 18

Site design shall not change natural drainage patterns.

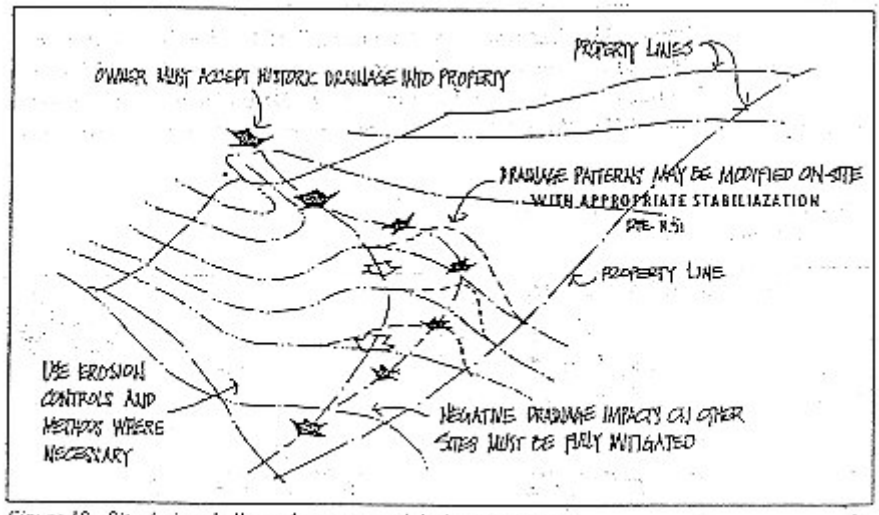


Figure 18. Site design shall not change natural drainage patterns.

+ 3. Development shall mitigate all negative or adverse drainage impacts on adjacent and surrounding sites.

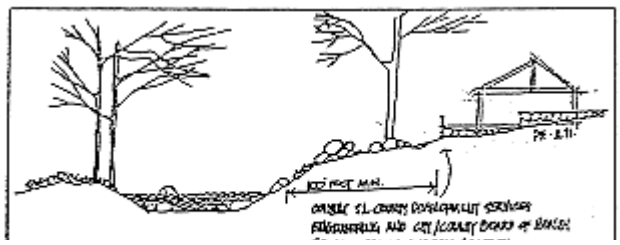
+ 4. Standard erosion control methods shall be used during construction to protect water quality, control drainage, and reduce soil erosion. Sediment traps, small dams, or barriers of straw bales shall be located wherever there are grade changes to slow the velocity of runoff.

B. Locate buildings outside stream corridor buffer zones;

+ 1. Permanent structures shall be located a minimum of one hundred feet horizontally (plan view) from the ordinary high-water mark of stream corridors or other bodies of water. (See Figure 19.) At the discretion of the development services director, and based on site-specific studies such as soils or vegetation, set-back distances may be reduced according to the modification provisions and criteria set forth in Section 19.72.060B, or greater setback distances may be required. The Salt Lake County development services, engineering section, and the city/county board of health should be consulted in determining appropriate site-specific setback requirements. See also Section 19.72.030J, “Stream Corridor and Wetlands Protection.”

Figure 19

Buildings should not be located within stream buffer zone.



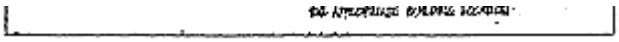


Figure 19: Buildings should not be located within stream buffer zones.

+ 2. To the maximum extent feasible, developments shall not alter natural waterways.

C. Bridges for stream crossings are recommended. (See Figures 20 and 21.)

+ 1. To the maximum extent feasible, the use of culverts to cross perennial streams shall not be allowed. Culverts may be used on small side drainages, across swales, and on ephemeral or intermittent streams. See Section 19.72.030J, “Stream Corridor and Wetlands Protection.”

+ 2. Bridges and culverts shall be sized to pass one hundred-year storm events. Concrete or stone head walls and side walls shall be required to maintain the integrity of the bridge structure. See also Chapter 17, Flood Control and Water Quality, Section 17.08.090, “Replacement and New Bridge and Culvert Design Criteria.”

Figure 20

Culverts are allowed on small side drainages across swales and on ephemeral or intermittent streams.

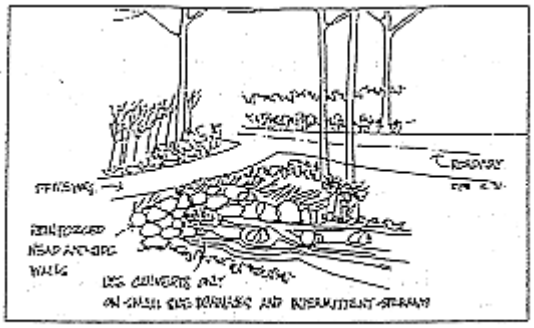


Figure 20: Culverts are allowed on small side drainages, across swales and on ephemeral or intermittent streams.

Figure 21

Bridges for stream crossings are recommended.

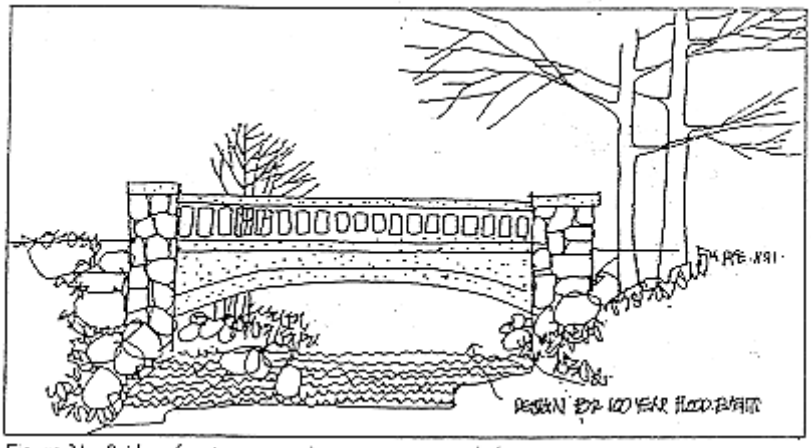


Figure 21: Bridges for stream crossings are recommended.

(Ord. 1417 § 3 (part), 1998)